

**Urban Growth Area (UGA) Inventory Spreadsheet
Required With an Application From a City to Amend the UGA Boundary.**

The following information is required per Section 6 (C), (4), of Ordinance 465 and must be completed and submitted with an application to amend an Urban Growth Boundary:

A. General information for the City of _____

1) Total acres that are within the City's existing UGA boundary¹: _____

a) Total acres that are incorporated lands _____

Acres vacant² _____

Acres underdeveloped³ _____

b) Total acres that are not incorporated (UGA). _____

Acres vacant _____

Acres underdeveloped _____

2) Total Number of dwelling units (DU's) that are inside the UGA boundary _____ DU's.

a) Dwelling Unit inventory within city limits by housing type:

Single-family _____ units

Multi-family including duplex _____ units

3) Average household (HH) size within the City (latest OFM data) _____ persons/HH

4) Within UGA boundary: Federal acres _____ State acres _____

B. OFM's Existing and Future Projected (20 year) Population

1) The estimated existing population that is inside the existing City's UGA boundary in the current year _____ is: _____ persons.

2) The projected additional population that will be added to the City during the next 20 years (to _____) per consultation between the cities and Benton County, and based upon the official projections from the State Office of Financial Management is: _____ persons.

3) The current population and the additional "20-year" projected population equals: _____ persons.

C. Existing Land Use Categories in the City

In Table 1 below, provide the total acreages for the land uses listed in the left-hand column that are shown (designated) on the Land Use Map of the City's Comprehensive Plan. Except where noted otherwise, include pre-designated or pre-zoned acres in the existing UGA (i.e., land areas within the existing UGA that are not yet annexed but are pre-zoned or pre-designated by the City).

TABLE 1: ACRES PER CAPITA OF EXISTING LAND USE CATEGORIES⁴			
Land Use Categories (Comp Plan land use Map)	Existing Acres		
	Developed	Acres per-capita ⁵	Vacant ^a & Underdeveloped ^b
Residential (Incorporated)			
Residential (UGA-Unincorporated)			
Public Park/Recreation			
Public facilities Lands ⁶			
Schools ⁷			
Commercial			
Industrial			
Open space ⁸			
Public Service Lands (incorporated) ⁹			
Sub-Total			
Subtract Critical Area Acres (RCW 36.70A.060)			—
Total			

D. For All Lands Within Its Urban Growth Boundary, Identify The City's 20- Year Acres per Capita Goal, for Each Land Use Category

In Table 2 below, identify the acres per capita of land use the city wishes to have at the end of the 20-year planning horizon.

TABLE 2: ACRES PER CAPITA GOAL AT END OF 20 YEARS	
Land Use Category	Acres per-capita goal in 20 years (Av.)
Residential	
Public Park/Recreation	
Public Facilities/Lands	
Schools	

Commercial	
Industrial	
Open space	
Public Service Lands	
Critical Areas (RCW 36.70A.060)	
Total Acres/Per Capita Goal for all Land Use Categories	

E. Inventory-Counting the Existing Available Land Supply, what Additional Acreage is Needed to Meet the Official 20-year Growth Projection?

Using the acre/per capita Goal identified in Table 2 for each land use category, determine the surplus or shortfall of the existing vacant and undeveloped land supply to meet the additional new 20 year population projection.

TABLE 3: ABILITY OF THE EXISTING VACANT AND UNDERDEVELOPED LAND SUPPLY TO ACCOMMODATE THE PROJECTED ADDITIONAL POPULATION FOR THE NEXT 20 YEARS			
Land Use Category	Acres Needed to Accommodate 20-yr Projection ¹⁰	Existing Vacant/Undeveloped ^a Acres	Acres in excess of Need (+) Acres short of Need (-)
Residential (Incorporated)			
Residential (existing UGA only)			
Total Residential			
Public Park/Recreation			
Public Facilities/Lands			
Schools			
Commercial			
Industrial			
Open space			
Public Service Lands ¹²			
DEDUCT Critical Areas Land (RCW 36.70A.060)			
TOTAL BY COLUMN			
TOTAL ACRES (+ or -)			
TOTAL ACRES NEEDED TO ACCOMMODATE 20 YEAR POPULATION GROWTH			

^a Vacant are parcels without structures

^b Underdeveloped are parcels partially developed to the allowable density/intensity but upon which at least 30 percent more additional density /coverage can occur per the applicable zoning district.

- 1 The UGA Boundary includes both the city limits and urban growth area.
- 2 Vacant are parcels without structures.
- 3 Under-developed are parcels partially developed to the allowable density/intensity but upon which at least 30 percent more additional density/coverage can occur per the applicable zoning district.
- 4 Categories per Countywide Planning Policy#4.
- 5 Acres per capita = total acres of each land use category divided by the current population (e.g., 2800 ac. divided by 36,000 people = 0.077 acres/per cap.)
- 6 Fire stations, jails, utility lands and corridors and easements, government administrative
- 7 State Local and private schools.
- 8 Open Space is other than public parks and recreation, e.g., golf courses, natural areas, etc.
- 9 Existing for transportation network, i.e., road ROWs deducted from gross acreage of land use designations that they are within.
- 10 Acres per capita x additional population added in 20 years = acres needed
- 11 From Table 1.
- 12 This is a percentage of the total acres needed for all land use categories for the road/circulation network.